

ARCHITECTURAL REVIEW BOARD AGENDA

September 22, 2015
3:00 p.m.

Pre-meeting to begin at 2:30 p.m.

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| #1 | David & Vicki Block
2001 Stratford Road | Continued to Oct 6th
New glass sunroom at rear of the home
<i>Continued from the September 8th ARB mtg</i> |
| #2 | Shelly & Tom Cartmell
5601 Pembroke Lane | Extend front walkway |
| #3 | James & Rebecca Densmore
6310 Verona Road | Replace wood siding with cement siding |
| #4 | Hugh Libby
6440 Belinder Circle | New walls and fences |
| #5 | Cindy Johnson
2801 W 68 th Street | Replace driveway and walk; new rear patio with outdoor kitchen, fire pit, seat wall and arbor |
| #6 | Nick & Kate Jones
5850 Pembroke Court | Replace circle drive; new patio at rear of the house |
| #7 | Albert Brandmeyer
6416 Aberdeen Road | New screened porch addition |
| #8 | Ryan & Lindsay Sullivan
6610 Wenonga Terrace | Changes to home currently under construction |
| #9 | Maria Delia Iloreta Trust *
6300 Verona Road | New fountain in front yard |

***Variance required**

The Mission Hills Board of Zoning Appeals (BZA) provides that the BZA shall determine whether or not an ARB decision was reasonable based upon the evidence presented to the ARB and the record of the ARB proceedings. Testimony at the BZA hearing will be limited to a discussion of the evidence presented to the ARB. No new evidence will be considered.

The Blocks are proposing a new glass sunroom at the rear of their home.

The Block's project was continued at the September 8th ARB meeting so more complete architectural drawings could be provided illustrating the new addition in the context of the existing house. A rendering was recommended.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

The proposed sunroom is located at the inside corner of the Block's L shaped house. The sunroom is all glass with aluminum framing. The existing brick patio will be maintained as the interior floor of the sunroom.

There is a small panel at the lower left corner of the front elevation that has an unknown material. Clarification is required.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

There are no conflicts between the proposed project and the City of Mission Hills Design Guidelines.

#2 Shelly & Tom Cartmell

5601 Pembroke Lane

The Cartmells are proposing to extend their existing front walkway out to 56th Street.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

The existing walkway dead-ends at an existing retaining wall in their 56th Street side yard. The new extension will connect from the wall to the back of curb. The walkway will be constructed of brick to match the existing walkway. To avoid an existing street tree, the walkway will need to “dog-leg” around the tree.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

There are no conflicts between the proposed project and the City of Mission Hills Design Guidelines.

#3 James & Rebecca Densmore

6310 Verona Road

The Densmores are proposing to replace all of their existing wood siding with fiber cement siding.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

The majority of the front of the house is brick which is to remain unchanged. The remaining siding is all board-and-batten. The proposed siding is a fiber cement panel that replicates the board-and-batten style. All of the trim will be fiber cement trim.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

The ARB regularly approves fiber cement trim, and has approved certain fiber cement siding products. To date, no one has proposed the board-and-batten style being presented. Discussion is recommended.

#4 Hugh Libby

6440 Belinder Circle

Mr. Libby is proposing new site walls and fences to his home currently under construction.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front and Sides
- Any Special Frontages: Intersection Green

Summary of Project:

At the end of the new garage, a new stone wing wall will extend into the rear/side yard to screen the proposed A/C units and generator. A new iron fence will connect the new wing wall to an existing brick pilaster. With the fall of the existing grade, the wall remains under all height requirements.

At the rear of the patio, a new 5 foot tall stone privacy wall with iron fence infill is proposed. The wall is a serpentine shape and is set back from the rear property line.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

There are no conflicts between the proposed project and the City of Mission Hills Design Guidelines.

Lot Information	
Zoning:	R-1(20)/LS-3
Lot Area:	24,850 SF
Lot Width:	166.0'

Ordinance	Allowable/Required	Proposed
Maximum Height (From Mean Grade)	35'	32.7'
Minimum Front Yard:	40'	40.7'
Minimum Rear Yard: (20% of Lot Depth)	24.7' at closest point	31.33'
Minimum Side Yard: (Left)	35' (Platted)	35.16'
Minimum Side Yard: (Right)	10'	18.3'
Minimum Combined Side Yards: (25% of Mean Lot Width)	N/A	N/A
Lot Coverage:	6,006	4,614 SF (76.82% of Maximum)

Ms. Johnson is proposing to replace her existing driveway and front walkway. She also is proposing a new rear patio with an outdoor kitchen, fire pit, seat wall, and freestanding arbor.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

The new walkway and driveway will replace the existing in location and configuration.

The new patio is concrete and located between the home's two rear wings. A seat wall and arbor are located at the rear of the patio. Example photographs have been provided in lieu of traditional drawings to describe the seat wall and arbor. There are not any dimensions indicated, so clarification is required.

The outdoor kitchen consists of a small counter area with a built-in grill. Again, example photographs have been provided, and clarification is required.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

There are no conflicts between the proposed project and the City of Mission Hills Design Guidelines.

#6 Nick & Kate Jones

5850 Pembroke Court

The Joneses are proposing to replace their existing circle driveway and add a new patio at the rear of the house.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

The existing asphalt driveway will be replaced with a new concrete driveway with a brick border. The configuration remains unchanged.

At the rear of the house, the new patio is a freeform shape constructed of concrete with multiple surface treatments. The patio has two main focal areas. The first features a low brick seat wall and a fire pit, and the second feature is an all brick outdoor fireplace that stands 8 feet tall.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

There are no conflicts between the proposed project and the City of Mission Hills Design Guidelines.

Mr. Brandmeyer is proposing a new screened porch addition to the rear of his existing home.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

The proposed porch is located at the rear of the house and sits adjacent to an existing stone wall. The structure is a wood post-and-beam design with in-fill screen panels. The roof is to match the existing house and features a large lantern at the peak.

At the rear of the porch is a new stucco fireplace with a copper chimney pot. A planter area is proposed behind the fireplace with a small section of iron fence at the retaining wall.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

Section 2.3 on pages 64 through 67 provides specific recommendations for the Neighborhood Estates character area.

Subsection D suggests that rear wings, located in the secondary building area, be clearly lower than the main mass of the house, no more than 2 stores or 30 feet in height. This recommendation has been met.

#8 Sullivan Residence

6610 Wenonga Terrace

The Sullivans are returning to the ARB with multiple cosmetic changes to their home currently under construction.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

At the front of the house, the front door and surround have been changed to a more gothic revival style.

All of the archtop windows have also been changed to have gothic muntin bar patterns.

All of the gables that were previously stone have been switched to lap siding to match the front gable.

All of the second floor railings have been changed to a more decorative style.

At the rear of the house, the stone has been omitted from the rear wing. Wood detailing has been added to the windows to match the first floor arcades.

Elliptical windows have been added to multiple gables on all sides of the house.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

This house seems to be struggling to define its style. When originally presented, the house was a traditional Georgian Colonial with some out of style accents. The proposed changes are competing with that original design concept. For instance, the elliptical windows are more characteristic of the Federal style, which is still appropriate for the house, and works with the arcades and balconies. To complete this style, the owner should consider additional detail changes such as changing the stone lintels over the window to cut stone. While paladin windows are characteristic of both Federal and Georgian colonials, the proposed gothic muntin patterns would be more appropriate on a Victorian revival. The front door is also a clash of style. The arch shape is a classic Federal style shape, but the muntin bars should be a simple fan pattern. As for the geometric railings proposed, these do not match any particular style and should be reconsidered. If the Federal style is desired, I would recommend iron railings. In short, the house needs one cohesive style. Discussion is recommended.

#9 Maria Delia Iloreta Trust*

6300 Verona Road

Ms. Iloreta is proposing a new fountain in her front yard in an existing flower bed.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

The proposed fountain is 8'-3" tall and 4'-6" in diameter. It is to be located in an existing flower bed between the circle driveway and the street.

Ordinance Compliance:

The project is violation of city ordinance 5-119 C which forbids structures in the front yard. **A variance is required.**

Design Guideline Review:

There are no conflicts between the proposed project and the City of Mission Hills Design Guidelines.

* A variance is required.